



Fw: BlackLake Golf Resort , LLC-- August 11th Hearing
Jocelyn Brennan to: cr_board_clerk Clerk Recorder

08/07/2015 09:44 AM

Sincerely,
Jocelyn Brennan
Legislative Assistant to Supervisor Lynn Compton
San Luis Obispo County, District 4

----- Forwarded by Jocelyn Brennan/BOS/COSLO on 08/07/2015 09:43 AM -----

From: Dorothy De Santis <centralcoastdds@outlook.com>
To: "jbrennan@co.slo.ca.us" <jbrennan@co.slo.ca.us>
Date: 08/03/2015 07:37 AM
Subject: BlackLake Golf Resort, LLC-- August 11th Hearing

Dear Supervisor Compton,

Please see attached regarding the above .

I appreciate your consideration,

Dorothy De Santis



Black Lake Village Ltr to Compton Aug 11th hearing.docx

August 3, 2015

Supervisor Lynn Compton
jbrennan@co.slo.ca.us

San Luis Obispo, CA 93408

Re: Blacklake Golf Resort, LLC (Rossi) Hearing of August 11, 2015

Dear Supervisor Compton,

I understand from my recent correspondence with Stephanie Fuhs, Project Planning, that at the August 11th scheduled hearing for the above mentioned, the Board of Supervisors will entertain Mr Rossi's request to again postpone the hearing to amend the Specific Plan for Black Lake Village until a date available in October. I wish to give you a perspective from a homeowner not connected to any of our governing boards or committees.

The August 11th hearing is a result of the March 24th hearing being postponed due to the question of our CC&R restrictions against building of any kind on the golf course. You asked that Mr Rossi work with the community to further resolve this issue--- which we all appreciate. Since that initial hearing, at which 8 of the 9 public speakers were against the project, we the community have seen Mr Rossi just **once**.

If you will recall as you were graciously in attendance, on May 19th Mr Rossi and his team gave a very poorly presented revised project proposal which changed all of the building to commercial properties. His contention was that our CC&Rs did not prohibit commercial development on the golf course. Our attorneys disagree with this opinion.

Repeated questions regarding the plan, including how the lay out of the golf course would look, were answered with, "We don't know yet," and "We are working on it." It was so nebulous that many (I counted 160 in attendance) left before the conclusion which was less than comforting and, well, futile. Mr Rossi repeated several times that he was willing to give away the golf course for **free**.

Since that time, Mr Rossi has met an undisclosed number of times with the Ad Hoc Committee and the BLMA board in closed sessions. We have been given committee updates on three occasions and the latest, dated July 14th, mentions that Mr Rossi has not yet presented an "Acceptable" plan and there has been nothing presented in formal form, just verbal descriptions of three other proposals.

We have not seen nor heard from Mr Rossi since May 19th.

I find it disconcerting that the homeowners have not been asked over the past year what they would find "acceptable".

A growing number of homeowners feel that **no** negotiations should be taking place. Mr Rossi made a poor investment by failing to do his due diligence and reviewing the CC&Rs with legal counsel.

This is not our problem, this is his problem.

Supervisor Compton
August 2, 2015
Page 2

Many purchased their homes at Black Lake Village for the attributes which will be destroyed by any of his proposals; open space, low crime, low traffic, a viable golf course, and peace and quiet. And, because his initial 2006 plans were not disclosed to new buyers, they have been blind-sided by these revelations.

His constant threat to "close the golf course" or "pay off the debt and leave it" are considered scare tactics as our CC&Rs even protect us from the lack of continual maintenance of the golf course. (Article VII, Section 2, (b)) This has not been emphasized by our representatives, further perpetuating the tactic.

I urge you and your fellow Supervisors to **not** continue this game of prolonged uncertainty. Homes currently selling in our area are taking an inordinate amount of time and selling at drastically reduced prices while homes at Trilogy have increased by \$30,000 in the same period. One home sold and fell through 3 times; disclosures regarding the potential development are provided in escrow. At this point, no one knows if there could possibly be another structure adjacent to your yard, time shares across the street, a hotel within 25 feet of your property, or a shortened and less desirable golf course-----or none at all.

This will result in adjusted property valuations and reduced property taxes.

Whatever proposal he presents, if it involves construction on the golf course, a positive vote of 75% of the association members and their first mortgage holders is necessary--- per our CC&Rs. (Article XV, Section 6)

I hope you will take the above into consideration, not only for the August 11th hearing postponement but for all future requests by Mr Rossi. The limbo of this situation is financially crippling, tearing our community apart, and unjustified.

Respectfully,

Dorothy De Santis

Resident since 1999

centralcoastdds@outlook.com

cc: via email



To: cr_board_clerk Clerk Recorder/ClerkRec/COSLO@Wings,
Cc:
Bcc:
Subject: Fw: Please Vote No on Rossi Black Lake Project
From: Jocelyn Brennan/BOS/COSLO - Friday 08/07/2015 09:44 AM

Sincerely,
Jocelyn Brennan
Legislative Assistant to Supervisor Lynn Compton
San Luis Obispo County, District 4

----- Forwarded by Jocelyn Brennan/BOS/COSLO on 08/07/2015 09:44 AM -----

From: Nancy Lee <nancylee1313@yahoo.com>
To: "jbrennan@co.slo.ca.us" <jbrennan@co.slo.ca.us>
Date: 03/24/2015 03:45 PM
Subject: Please Vote No on Rossi Black Lake Project

Dear Supervisor Compton,

The Board of Supervisors is scheduled to hear an application today by Mr. Rossi to build a hotel and over 100 homes on the Black Lake Golf Course.

My family and I oppose this plan. The CC&Rs state that the golf course shall not be used for such purposes, but shall remain a golf course.

The project will seriously damage the views and quiet enjoyment of the resident's homes, plus greatly increase water use and traffic.

Please don't buy into Mr. Rossi's gloom and doom forecast for the golf course if his project is not approved. I urge you to vote no on it.

At a minimum, please delay this vote until more research can be done by the Board.

I am unable to attend today's meeting due to family duties, but I intend to be at all future meetings.

Thank you very much for your consideration.

Nancy



item 23 correspondence

Jocelyn Brennan to: cr_board_clerk Clerk Recorder

08/07/2015 09:52 AM



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Sincerely,
Jocelyn Brennan
Legislative Assistant to Supervisor Lynn Compton
San Luis Obispo County, District 4

RECEIVED

August 3, 2015

AUG 6 2015

Supervisor Lynn Compton

jbrennan@co.slo.ca.us

Board of Supervisors
San Luis Obispo County

San Luis Obispo, CA 93408

Re: Blacklake Golf Resort, LLC (Rossi) Hearing of August 11, 2015

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August 2, 2015
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Respectfully,

Dorothy De Santis

Resident since 1999

centralcoastdds@outlook.com

cc: via email

RECEIVED

August 5, 2015

AUG 6 2015

Supervisor Lynn Compton

Board of Supervisors
San Luis Obispo County

County Government Center
San Luis Obispo, CA 93408

Re: Blacklake Golf Resort, LLC (Rossi) Hearing of August 11, 2015

Dear Supervisor Compton,

As 23 year residents of Blacklake, we want to let you know that the letter from Ms. Dorothy De Santis, dated August 3, 2015, was spot on and addressed how many of the residents here feel and also voiced our concerns about the project.

We moved to our home when the Fairways development was just being built. At first we were skeptical of all the new homes and other developments being built but quickly found the positive in many wonderful new neighbors, great walking paths and the sense of community it brought. I think this made us much more receptive to the new development Mr. Rossi was planning.

Most of us have attended all the meetings available to us with Mr. Rossi and his team but we always leave more confused than when we arrived. Repeated responses of "We don't know yet" along with his comment that he would give the golf course away for free does little to build confidence in the project. In addition to that, there is much speculation on what is actually happening which is very disconcerting to all of us. It is very important for Mr. Rossi to provide transparency to all aspects of this project to the community who call this "home".

Your support in helping us to get clarity and agreement before any project is approved is of utmost importance to all of us.

Sincerely,

Jovce Adams and Mitch Watts